

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**

**Small PHA Plan Update
Annual Plan for Fiscal Year: 2001**

Brownsville Housing Authority

Brownsville, Tennessee

Carolyn Flagg

Executive Director

**PHA Plan
Agency Identification**

PHA Name: Brownsville Housing Authority

PHA NUMBER: TN013

PHA Fiscal Year Beginning: 07/2001

PHA Plan Contact Information:

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Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ Main administrative office of the local, county or State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

PHA Programs Administered:

- ☒ Public Housing and Section 8 ☐ Section 8 Only ☐ Public Housing

Annual PHA Plan Fiscal Year 2001

[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Contents	<u>Page #</u>
Annual Plan	
i. Executive Summary (optional)	
ii. Annual Plan Information	
iii. Table of Contents	
1. Description of Policy and Program Changes for the Upcoming Fiscal Year	4
2. Capital Improvement Needs	5
3. Demolition and Disposition	6
4. Homeownership: Voucher Homeownership Program	6
5. Crime and Safety: PHDEP Plan	6
6. Other Information:	6
A. Resident Advisory Board Consultation Process	6
B. Statement of Consistency with Consolidated Plan	7
C. Criteria for Substantial Deviations and Significant Amendments	8
Attachments	
<input checked="" type="checkbox"/> Attachment A : Supporting Documents Available for Review	
<input checked="" type="checkbox"/> Attachment __: Capital Fund Program Annual Statement *	
<input checked="" type="checkbox"/> Attachment __: Capital Fund Program 5 Year Action Plan *	
<input type="checkbox"/> Attachment __: Capital Fund Program Replacement Housing Factor Annual Statement *	
<input checked="" type="checkbox"/> Attachment tn013a02: Resident Membership on PHA Board or Governing Body	
<input checked="" type="checkbox"/> Attachment tn013a03: Membership of Resident Advisory Board or Boards	

- ☒ Other (List below, providing each attachment name)
- Included in PLAN – Pages 13-23
Attachment tn013a01: Resident Survey Follow-Up Plan
Attachment tn013a04: Mission & Goal Progress
Attachment tn013a05: PHDEP

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

1. The Admissions and Continued Occupancy Policy (ACOP) and Lease have been revised to comply with the de-concentration and income mix. The revised ACOP also permits police officers to reside in Public Housing Developments to provide additional security. Although the Housing Authority has provided incentives for working families, based on the projections of extremely low income and very low income families in Haywood County, the emphasis will continue to house families in these income levels. The BHA has amended its Section 8 Administrative Plan to comply with HUD requirements.
2. The evaluation of the income mix revealed that the PHA is exceeding the requirement that at least 40 percent of the residents have incomes less than 30 percent of the Median Income for Haywood County. Development TN013-008 is now in compliance. In addition, three of the sites fail to meet the de-concentration criteria thresholds established by HUD for a high-income site/development or a low-income site/development. De-concentration activities will be implemented at Developments TN013-002 and TN013-006 (low-income) and Development TN013-008 (high-income).
3. The Housing Authority has established Ceiling Rents and analyzed comparable market rents in the community to determine the Flat Rents. The current Ceiling/Flat Rents based on "rental value of the units" for the area are more beneficial to the residents.
4. The Housing Authority is involved in activities to provide greater economic self-sufficient through the State of Tennessee "Families First" welfare to work reform.

5. The Housing Authority has a Resident on the Board of Commissioners at this time. The Mayor of the City of Brownsville appoints all Board members and they will continue to be appointed by the Mayor. The Board members will not be elected. In addition, the Housing Authority has a Resident Advisory Board that is involved in the development of the Agency Plans. The Advisory Board includes representatives from Public Housing and the Section 8 Tenant Based Program.
6. The Housing Authority is providing decent, safe, and sanitary housing through the effective and efficient utilization of the operating funds and the continued utilization of a pest control contractor to reduce and eliminate pests within the Public Housing Developments, including cockroaches.
7. The PHA has requested Drug Elimination funds within the Agency Plan in the amount of \$40,048 which represents the needs of the Authority including security officers, security devices, personnel and equipment to assist in the reduction/elimination of drug-related crime in the developments
8. The Housing Authority will receive approximately \$20,861 in operating subsidy from HUD that will supplement the rental income of \$280,820 for conducting the day to day management and maintenance operations of the Public Housing Authority. The PHA also administers a PHDEP grant in the amount of \$40,048. The administrative fee for the Section 8 Tenant Based Program is \$78,423 annually; the estimated Housing Assistance Payments will be \$476,736.
9. The Housing Authority will also receive approximately \$336,388 in Capital Funds from HUD to assist in the operations of the six Public Housing Developments. Operating funds will be used for extraordinary maintenance activities at various developments.
10. The benefits provided to the residents from these funds include a decent, safe, sanitary and affordable housing; encourage residents to work; and encourage residents to participate in the operation of the Public Housing Authority. There are 162 residents in the public housing developments and 169 Section 8 Tenant Based Certificate/Voucher participants.
11. The Housing Authority has adopted and posted a PHA-Wide Pet Policy
12. The Notice of the Public Hearing was published February 23, 2001 and the Public Hearing was held April 12, 2001.
13. The PHA's activities are consistent with the following initiatives of the State's Consolidated Plan.
 - Preserve existing affordable housing stock.

- Promote economic self-sufficiency/welfare to work.
- Promote crime prevention, security, and safety.
- Insure equal housing and employment opportunities.
- Provide housing for special needs persons.
- Promote and conserve energy resources.

The Resident Advisory Board consists of nineteen members. Seventeen members represent the public housing developments and two members are Section 8 Tenant Based Voucher participants. These residents represent the various developments throughout the community.

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$332,388.
- C. ☒ Yes ☐ No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided on pages 17-23 of Plan.

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided on pages 13-16 of Plan.

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to next component ; if “yes”, complete one activity description for each development.)

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

- A. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year? \$40,048.
- C. ☒ Yes ☐ No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. ☒ Yes ☐ No: The PHDEP Plan is attached at Attachment tn013a05

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

1. ☐ Yes ☒ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are Attached at Attachment (File name)

3. In what manner did the PHA address those comments? (select all that apply)

☐ The PHA changed portions of the PHA Plan in response to comments

A list of these changes is included

☐ Yes ☐ No: below or

☐ Yes ☐ No: at the end of the RAB Comments in Attachment

☐ Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA's consideration is included at the at the end of the RAB Comments in Attachment

☐ Other: (list below)

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: **State of Tennessee**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☒ Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)

- Preserve existing affordable housing stock.
- Promote economic self-sufficiency/welfare to work
- Promote crime prevention, security and safety.
- Insure equal housing and employment opportunities.
- Provide housing for special needs persons.

- Promote and conserve energy resources.
- ☐ Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

☐ Yes ☒ No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

Not applicable. Consolidated Plan certification not required in accordance with Notice PIH 2000-43(HA).

B. Criteria for Substantial Deviation and Significant Amendments:

Substantial Deviation was addressed in the 2000 Agency Plan.

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan: None

B. Significant Amendment or Modification to the Annual Plan: None

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review			
Applicable & On Display	Supporting Document	Related Plan Component	

List of Supporting Documents Available for Review			
Applicable & On Display	Supporting Document	Related Plan Component	
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5-Year and Annual Plans	
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5-Year and Annual Plans	
X	Fair Housing Documentation Supporting Fair Housing Certifications has examined its programs or proposed programs, identified any impediments to those programs, addressed or is addressing those impediments in a manner consistent with the resources available, and worked or is working with local jurisdiction and other jurisdictions' initiatives to affirmatively further fair housing that require the use of resources	5-Year and Annual Plans	
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources	
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies	
X	Any policy governing occupancy of Police Officers in Public Housing <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies	
X	Section 8 Administrative Plan	Annual Plan Eligibility, Selection, and Admissions Policies	
X	Public housing rent determination policies, including the method for setting public housing flat rents <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination	

List of Supporting Documents Available for Review			
Applicable & On Display	Supporting Document	Related Plan Component	
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination	
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance	
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations	
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency	
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations	
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance	
X	Public housing grievance procedures <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures	
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures	
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs	
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs	

List of Supporting Documents Available for Review			
Applicable & On Display	Supporting Document	Related Plan Component	
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs	
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs	
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition	
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing	
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing	
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing	
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership	
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership	
	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency	
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency	

List of Supporting Documents Available for Review			
Applicable & On Display	Supporting Document	Related Plan Component	
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency	
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency	
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report	Annual Plan: Safety And Crime Prevention	
X	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention	

List of Supporting Documents Available for Review			
Applicable & On Display	Supporting Document	Related Plan Component	
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy	
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit	
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs	
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)	

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary**

PHA Name Brownsville Housing Authority		Grant Type and Number Capital Fund Program: TN43PO1350101 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: 2001	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$332,388			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name Brownsville Housing Authority		Grant Type and Number Capital Fund Program: TN43PO1350101 Capital Fund Program Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
20	Amount of Annual Grant: (sum of lines 2-19)	\$332,388			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

[illegible]

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

[illegible]

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years.
Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TN013	PHA-Wide	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Community room furniture (Summer Oaks/Kirby Place)	\$ 7,500	7/2002
Prepare/evaluate 2003 Agency Plans	\$ 8,000	7/2002
TA/MOD Coordination	\$ 21,600	7/2002
Maintenance Equipment	\$ 8,000	7/2002
Prepare/evaluate 2004 Agency Plans	\$ 8,000	7/2003
TA/MOD Coordination	\$ 21,600	7/2003
Ranges & Refrigerators (16)	\$ 10,000	7/2003
Prepare & evaluate 2005 Agency Plans	\$ 8,000	7/2004
TA/MOD Coordination	\$ 21,600	7/2004
Ranges & Refrigerators (16)	\$ 10,000	7/2004
Maintenance Equipment	\$ 20,000	7/2004
Prepare/evaluate 2005 Agency Plans	\$ 8,000	7/2005
TA/MOD Coordination	\$ 21,600	7/2005
Ranges & Refrigerators (16)	\$ 10,000	7/2005
Maintenance Equipment	\$ 20,000	7/2005
Computer Hardware/Software	\$ 20,000	7/2005
Total estimated cost over next 5 years		\$223,900

CFP 5-Year Action Plan	
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement	

Development Number	Development Name (or indicate PHA wide)	
TN013-001	Haywood Heights	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Non-Dwelling Equipment (washers/dryers)	\$ 5,000	7/2002
Site Improvements (sidewalks, landscaping)	\$ 20,000	7/2003
Dwelling Structures (12) Repair termite damage, WH closet, Kitchen cabinets and energy saving devices	\$ 50,000	7/2003
Paint Interior (12)	\$ 18,000	7/2003
Total estimated cost over next 5 years	\$93,000	

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TN013-002	Jefferson Courts	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Non-Dwelling Equipment (washers/dryers)	\$ 5,000	7/2002
Site Improvements (sidewalks, playground equipment)	\$ 20,000	7/2004
Dwelling structures (48) energy saving devices	\$ 24,000	7/2004
Paint Interior units (48)	\$ 72,000	7/2004
Improve access and provide parking	\$ 70,000	7/2005
Total estimated cost over next 5 years		\$191,000

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TN013-003	Cherokee Courts	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvements (sidewalks, curbs, landscaping)	\$ 20,000	7/2002
Dwelling structures (HVAC, sinks, smoke detectors) (18)	\$ 80,000	7/2002
Paint interior (18)	\$ 27,000	7/2002
Roofs and accessories (18)	\$ 54,000	7/2004
Total estimated cost over next 5 years		\$181,000

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
TN013-004	Jefferson Courts Ext.	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvements (sidewalks, landscaping)	\$10,000	7/2003
Dwelling Structures (HVAC, sinks, smoke detectors)	\$35,000	7/2003
Paint Interiors (8)	\$12,000	7/2003
Improve access/provide parking	\$20,000	7/2005
Total estimated cost over next 5 years		\$77,000

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Tn013-006	Summer Oaks	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Non-Dwelling Improvements	\$86,000	7/2002
Site Improvements (sidewalks and signs)	\$35,000	7/2002
Total estimated cost over next 5 years		\$121,000

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
Tn013-008	Kirby Place	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Improvements (sidewalks, landscaping & signs)	\$ 5,000	7/2003
Dwelling Structures (35) smoke detectors & termite control	\$ 18,000	7/2003
Paint Interiors (35)	\$ 52,500	7/2003
Roofing and Accessories	\$105,000	7/2005
Total estimated cost over next 5 years		\$180,500

Attachment tn013a04

Mission and Goal Progress:

The PHA has responded to the Resident Services and Satisfaction Survey (attachment tn013a01) identifying efforts to increase customer satisfaction within the developments.

Efforts to improve management functions are included in the amendments to the ACOP and Lease as well as implementation of the Community Service Program and Pet Policy.

All capital funds have been obligated and expended in accordance with the FY 2000 Agency Plan. Extraordinary maintenance activities have been undertaken with operating budget funds.

De-concentration efforts at one development was accomplished by implementation of ACOP revisions and admission criteria. In addition, the income mix at one development was accomplished and all developments are in compliance.

Security activities through the PHDEP program have been successful as well as amending the ACOP to allow police officers to reside in the developments. The Housing Authority also installed a security fence to reduce trespassing.

Increasing the number and percentage of employed persons in the developments is being accomplished by a preference for working families included in the revised ACOP.

Based on the PHA's waiting list the goals to ensure equal opportunity in Housing for all Americans are being met.

Required Attachment tn013a03: Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Qianca Springfield
Nena Murphy
Jerri Harris
Minnie Byrum
Jennifer Brown
Alberdia Cozart

Tequila Moore
Susan Anthony
Susie Farmer
Addie Mae Owens
Linda Burnett
Dorothy Moore

Dorrie Robertson
Marvin Farmer
Debra Boykin
Brenda Chatman
Sernia Smith
Angelica Perez

BROWNSVILLE HOUSING AUTHORITY'S RESIDENT SERVICES AND SATISFACTION FOLLOW-UP PLAN

July 1, 2001 - June 30, 2002

In Fiscal Year 2000, the HUD Real Estate Assessment Center (REAC) conducted a Resident Services and Satisfaction Survey of the residents of the Brownsville Housing Authority. As a result of the Survey of the residents, the Housing Authority is required to prepare a Resident Satisfaction Follow up Plan for two (2) of the five (5) Sections/Factors reflected in the Survey.

The two Sections/Factors that the Housing Authority received the lowest scores were Communications with a score of 74.5 percent and Neighborhood Appearance with a score of 72.0 percent. These scores were based on the survey being sent to 69 of the 163 residents or 42.3 percent of the total residents with a response of only 30 residents of the 69 surveyed or 43.5 percent. These 30 residents represent only 18.4 percent of the total population of the Housing Authority.

The following is an evaluation of the various scores of the survey for Communications and Neighborhood Appearance:

COMMUNICATIONS:

Based on the resident survey results, there were four concerns of the residents under the Communications Section/Factor that was below 75 percent. All other questions received scores ranging from 76.0 percent to 82.8 percent. The four areas below 75 percent (although the Housing Authority does not know what developments may have been effected since HUD could not provide the information by development) were as follows:

1. The residents believe that management could provide better information about maintenance, repairs, and modernization activities. This question received a score of 69.0 percent.
2. The residents reported that management should be more responsive to their questions and concerns. This question received a score of 68.5 percent out of 100.
3. The residents generally indicated that the staff could be more courteous and professional with them. The score for this question was 72.3 percent out of 100.

4. The residents indicated that management was supportive of the resident organization with a score of 76.0. However, the Housing Authority received a score of 11.1 percent when the residents were asked if they were involved in the resident organization. The Housing Authority's management can encourage residents to participate in the resident organization but can not force residents to participate in the organization.

NEIGHBORHOOD APPEARANCE:

Based on the resident survey, the major concerns of the residents under the Neighborhood Appearance Section/Factor, although the Housing Authority does not know what developments may be effected since HUD did not provide the information by development, were as follows:

1. The residents reported that they believe Housing Authority could provide better upkeep to the recreation areas (Score of 51.2 percent), the common areas (Score of 67.0 percent), the building exterior (Score of 66.0 percent) and the parking areas (Score of 68.8 percent).
2. The residents identified broken glass as a concern in their developments with a score of 73.0 percent.
3. The residents also identified a problem with rodents/insects inside the units with a score of 60.0 percent.

PLAN ACTIONS:

In an attempt to improve the Resident Services and Satisfaction concerns of the residents, the following actions will be implemented before and during the coming Fiscal Year as the Housing Authority's Resident Services and Satisfaction Follow-up Plan:

COMMUNICATIONS:

1. The Housing Authority will hold meetings and discuss the concerns of the residents with the Resident Advisory Board before submission of the FY 2001 Public Housing Agency Plans.
2. The Housing Authority's Management received the lowest scores for resident participation in the resident organization. In an effort to improve this score, the Housing Authority will continue to encourage residents to participate through the use of the Newsletter and posted Notices of the resident organization's activities.

3. The Housing Authority staff will make a concerted and conscious effort to be more courteous to the residents. In addition, the Executive Director will hold a meeting with the staff on customer relations.
4. Since the residents were concerned about receiving information concerning maintenance, repairs and modernization activities, the Housing Authority will continue providing notices and posting notices to the residents in order to solve this concern.

NEIGHBORHOOD APPEARANCE:

1. The Housing Authority will hold meetings and discuss the concerns of the residents with the Resident Advisory Board before submission of the FY 2001 Public Housing Agency Plans.
2. Since the PHA's maintenance staff, based on their job description, is not required to pick-up trash and broken glass, the Housing Authority will have residents under the Community Service Program to assist in keeping the developments free of broken glass and upkeep of the recreation and common areas.
3. In addition, the Housing Authority may implement the stipend program for any resident that wishes to participate in the upkeep of the developments. This will provide an incentive for the residents to keep the development free of broken glass and the upkeep of the recreation and common areas and the parking lots.
4. The residents identified that there was a need for the upkeep of the building exteriors. It is difficult for the Housing Authority to understand why there is a need for better upkeep of the building exterior when the REAC inspections reported an average point score for all of the developments of 19.6 out of a possible average of 19.8 points. This represents a score of 99 percent.
5. The Housing Authority will evaluate the implementation of the pest control contract to determine its effectiveness. If improvements are not seen, the contract will be terminated and another pest control contract will be solicited. In addition, the Housing Authority will conduct housekeeping inspections where problems continue to be identified and appropriate actions will be taken to resolve the problems.

These activities outlined above will be documented and summarized in the next year's Agency Plan.

PHA Public Housing Drug Elimination Program Plan

IS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$40,048

B. Eligibility type (Indicate with an x) N1_____ N2_____ R x

B. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The grant will allow the patrolling of developments and allow the Housing Authority to continue efforts to reduce/eliminate drugs, drug-related crime, violence and gang activities in our +communities and surrounding neighborhoods. Funding will also assist troubled families by providing counseling, assist in after-school and summer youth programs activities and provide computer/software for use in the referenced programs.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Tn013-02,03,04,06 and TN013-008	163	429

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

12 Months_____ 18 Months_____ 24 Months X

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

scal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995	81,500	TN43DEP013195				
FY 1996	81,441	TN43DEP013096				
FY 1997	50,000	TN43DEP013097				
FY1998	48,900	TN43DEP013098				
FY 1999	35,850	TN43DEP013099	19,526	-0-		4/30/01
FY 2000	37,363	TN43DEP013010	37,363	-0-		5/01/03

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

Meetings are held with residents of PH and surrounding neighborhoods to review and measure progress of the police department and discuss any additional needs. The Brownsville Housing Authority is a partner with the Brownsville Police Department and Southwest Human Resource Agency. Other local agencies that participate in activities also serve as partners in various programs. It is our belief that results of the programs indicate significant benefits to residents and achieve the goals of education, reduction/elimination of drug-related crime and violence in the communities.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to eachline item.

FFY 2001 PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	20,024
9115 – Special Initiative	
9116 – Gun Buyback TA Match	
9120 – Security Personnel	
9130 – Employment of Investigators	
9140 – Voluntary Tenant Patrol	
9150 – Physical Improvements	
9160 – Drug Prevention	
9170 – Drug Intervention	20,024
9180 – Drug Treatment	
9190 – Other Program Costs	
TOTAL PHDEP FUNDING	40,048

C. Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 ñ Reimbursement of Law Enforcement							Total PHDEP Funding: \$20,024	
Goal(s)								
Objectives								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount Source)		Performance Indicators
1. Provide police officer			10/02	9/04	20,024			Reduce criminal activity by 20%
2.								
3.								

9970 ñ Drug Intervention							Total PHDEP Funding: \$20,024	
Goal(s)								
Objectives								
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)		Performance Indicators
1. Counselor to assist residents	178	18-61 yrs	10/02	9/04	20,024			Increase adult participation by 10%
2.								
3.								

